

Town Meeting 2016 Information Regarding Article IV

Article IV on the Town Meeting warning asks:

“Shall the voters authorize the Selectboard to sell or otherwise dispose of 2.23 +/- acres of town land located at the corner of Route 15 and Packard Road (parcel # PA05)?”

Approval of this article would enable (but not require) the Selectboard to explore and ultimately sell the property. At this time, the Selectboard has discussed offering the property for sale through a sealed bid with the proceeds of the sale being split between the Open Space Reserve Fund and Capital Projects Reserve Fund. The general idea is to use the proceeds to provide a benefit to a greater number of residents than the parcel currently provides.

Parcel History

1974

- Voters authorize the Selectboard to purchase land for a municipal building
- The Selectboard buys the property for \$8,500
- The Zoning Board of Adjustment denies a building plan

1975

- The Zoning Board of Adjustment approves a building plan

1976

- At Town Meeting, voters are asked to approve building the new municipal office on the Packard Road parcel. The article is defeated.
- At Town Meeting, voters are asked to renovate the old school building in order to serve as the municipal offices. The article is approved.
- Renovation is complete.

2012

- The Selectboard considers using the parcel as a park and ride for the CCTA bus route, but decides not to pursue the plan due to neighborhood opposition.

Why Sell?

The parcel was acquired by the town over 40 years ago for the purpose of building a municipal office. Since that time, the parcel has sat fallow, providing little to no value to the majority of residents. Any future municipal use of the parcel is not likely given the vast amount of residential development that has occurred around the parcel since it was purchased. Moreover, conventional land use planning emphasizes placing municipal facilities in village centers. Thus, the Selectboard believes the parcel should be returned to private ownership and placed back on the tax rolls. And the proceeds of any sale should be put to use to provide a benefit for a greater number of residents.